



Flathead County
Planning & Zoning
1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

CONDITIONAL USE PERMIT APPLICATION¹

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 4700.00

PROPOSED USE (as described in the Flathead County Zoning Regulations):

Big Sky Bible Camp has been operating a camp, conference and retreat facility on the current site for 50 years. This application is for an expansion of this existing, non-conforming, grandfathered use, under Sections 2.07.040 (4) and 4.03.

OWNER(S) OF RECORD:

Name: BCM International, DBA Big Sky Bible Camp Phone: 406-837-4864
Mailing Address: 501 McCaffery Rd
City, State, Zip Code: Bigfork, MT 59911
Email: jamy@bigskybiblecamp.org

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: Jamy Landis Phone: 406-837-4864
Mailing Address: 501 McCaffery Rd
City, State, Zip Code: Bigfork, MT 59911
Email: jamy@bigskybiblecamp.org

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street
Address: 501 McCaffery Rd S 6 & 7 T 27N R 19W
Subdivision Tract Lot Block
Name: _____ No(s). _____ No(s). _____ No. _____

1. **Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):**

Echo Lake Zoning District AG20 / AG 40 - Tract ID numbers: 2719X06-XXX-1 / 2719X07-XXX-2 / 2719X07-XXX-3A / 2720X12-XXX-4 / 2720X12-XXX-4A

2. **Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:**

¹ Revised: 06/24/10





A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

As shown on the enclosed maps, there is more than adequate space for the proposed facility. The facility will be in the interior of Big Sky Bible Camp's (to be called BSBC from here on) 220 acres. The property has minimal development and this will cover a small footprint within the total property. (See Map A)

- (2) adequate access

From McCaffery Rd, there exists a paved road (see Map B) which runs within 300 yards of the proposed facility. Due to the expense of paving, it is proposed to build a gravel road to the facility site. An existing pasture trail / road runs from the paved road to the location of the proposed facility.

- (3) absence of environmental constraints

The location of the facility should be void of any environmental concerns. The facility will sit atop a large hill which sits above Peterson Lake, but will be far enough away from the lake to avoid any detrimental environmental issues.

B. Appropriateness of Design.

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

The parking scheme will include one space per housing unit for the 16 rooms (4 units with 4 rooms each) and an additional 26 spaces for the dining room / meeting room. The dining room will seat approximately 250. The parking areas will consist of crushed gravel (same as the access road). (See Map C)

- (2) traffic circulation

The gravel access road will be adequate (wide enough for two car widths) to handle incoming and exiting traffic. This facility and entrance will be separate from the existing entrance to the main camp facility, which will distribute traffic evenly for the entire facility.

- (3) open space

There is open space completely surrounding the proposed facility with a wooded area bordering one side and a pasture bordering the other.

- (4) fencing, screening

The pasture's current fencing allows for livestock to access the lake for water. This will be redone and run parallel to the gravel entrance road and a watering system will be installed from the well which will be drilled for the facility. The setting of the facility will provide privacy for both guests and neighbors.

- (5) landscaping

Because the proposed facility will be located next to a wooded area, there will be minimal landscaping. There will be some planting of grass around each building and various shrubbery against the buildings.

- (6) signage

There already exists a sign for BSBC on Route 35. One new sign will be installed at the intersection of the paved access road and McCaffery Rd, and another at the intersection of the new gravel road and the paved access road. All new signs will abide the standards set forth in Section 5.11.040.

- (7) lighting

The facility will include adequate outside lighting (both lights on buildings and on poles) for walking around the facility at night, and to the existing BSBC facility. All lights will be screened and directed in compliance with Section 5.12. A tentative plan is shown on Map D, which may be adjusted after consultation with lighting experts.

C. Availability of Public Services and Facilities

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer

The proposed facility will require the installation of a new septic system with drain field (location dependent on perk tests).

- (2) water

The proposed facility will require the drilling of a new well. The current camp wells provide exceptional flow and it is anticipated that a new well in the proposed location will also provide adequate flow.

- (3) storm water drainage

The buildings will each be guttered, and with a gravel road and parking areas, it is not anticipated that the runoff will increase significantly over the existing natural landscape.

- (4) fire protection

BSBC is currently covered by the Creston Fire District and is located approximately five miles from the Bigfork fire station.

- (5) police protection

Protection of the existing facility is more than adequate and it is not anticipated that the proposed facility will increase BSBC's need of protection.

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- (6) streets

The traffic to and from the facility will be very minimal and McCaffery Rd and the existing paved access road will be more than adequate to accommodate the small increase in traffic.

D. Immediate Neighborhood Impact

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation

While the facility will generate more traffic on the access road, most groups will have no more than 10 cars and many groups carpool or bring a van or bus. Furthermore, users of BSBC park their cars until they leave. Everything is provided and they will have no need to leave until their retreat is over.

- (2) noise or vibration

The facility itself will not generate any excess noise. the "sounds" of camp and conferences (people playing games, etc) may generate minimal noise, but not enough to be bothersome in any way.

- (3) dust, glare or heat

The only potential issue will be the possibility of dust generated on the gravel road to the facility. However, as mentioned, there will be virtually no daily traffic in and out of the facility. Those who work at the facility live on the premises and all users remain at camp for the duration of their stay.

- (4) smoke, fumes, gas, or odors

It is not foreseen that the proposed facility will produce any problems in this regard. Ideally, a geothermal heating system will be installed, which will further reduce any emissions which would be caused by the operation of a furnace of some sort.

- (5) inappropriate hours of operation

All users and groups of BSBC must abide by a curfew. The facility will be used primarily by groups of adults or groups under adult supervision. BSBC and the groups that will use the facility maintain a rigid schedule and lights out times.

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" as outlined in Chapter 4 the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal:

- 4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics
- 4.02 Bed and Breakfast Establishments/Boarding Houses
- 4.03 Camp or Retreat Center
- 4.04 Caretaker's Facility in AG, SAG, and R-1 Districts
- 4.05 Cluster Housing Development in Residential Districts



- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

Consultation with Planner:

Date 1.6.2012 Planner's Signature [Signature]

INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A **Certified** Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
 - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature [Signature] Date 1/30/12

